

Historic Preservation Design Review

January 28, 2010

HP-09-28, 116 N. Main St. (City)

I. THE REQUEST

Applicant: City of Sumter for Coley Andrews

Status of the Applicant: City

Request: Design Review for proposed awning

Location: 116 N. Main St.

Present Use/Zoning: Commercial/CBD (Central Business District)

Tax Map Reference: 228-12-04-029

Adjacent Property Land Use and Zoning: North – Commercial/CBD
South – Commercial/CBD
East – Courthouse/Commercial/CBD
West – Commercial/CBD

II. BACKGROUND

The applicant is requesting design review approval for an awning to be added to the front window façade of a commercial building that fronts on N. Main St. diagonally across from the Courthouse.

Architectural/Historic Context

116 N Main St. was constructed circa 1945. Based on available records from the South Carolina Department of Archives and History and the Sumter City-County Planning Department, the structure under review is within the Historic Downtown and is also part of the National Register Historic District. However, according to the site file, it is of “no apparent historic or architectural significance.” The building presently is unoccupied.

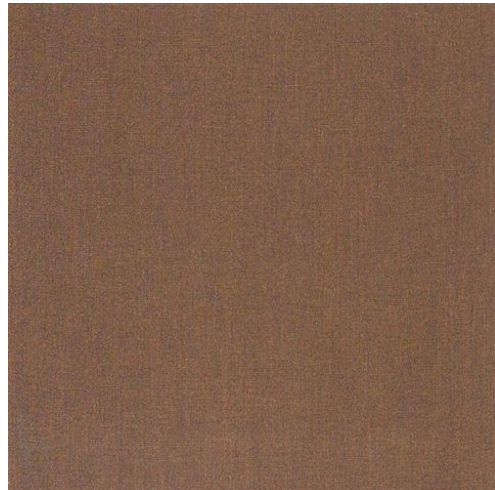
The 1-story structure is of wood frame and masonry construction, and has a rectangular floor plan. The street level façade is of plate glass with recessed doorway, with a stone front wall element and an applied plain metal vertical header across the entire structure that is painted a taupe color. The rear façade is tucked into the alley between the two adjacent buildings and is not immediately visible.



Scope of Proposed Work:

The request is to add a 46" wide shed-style fabric awning that would be attached at the existing header. The color proposed is Sunbrella Walnut Tweed Style Number 4618-0000.

The awning itself will have serif lettering in white that reads **116**.



The *Design Review Guidelines Manual* states:

#12) AWNINGS OR CANOPIES ARE APPROPRIATE FOR STOREFRONTS

Normally Required

- a. Original canopies or awnings of wood and metal construction should be retained and preserved.
- b. Metal awnings in the downtown areas should not be installed

Recommended

- c. The installation of retractable canvas awnings at the appropriate storefront locations is recommended.
- d. Canvas, vinyl-coated canvas, and acrylic are the most appropriate materials for pre-1940 commercial buildings.
- e. Awnings should cover only the storefront display windows or transom. Upper façade details should not be obscured.

The proposed awning is of canvas and is in the shed style. The awning does not cover the storefront and does not obscure upper façade details. Adding the awning will add some character to this very plain building, which is in keeping with the downtown appearance and guidelines.

#15) HISTORIC COLORS AND TEXTURES SHOULD BE MAINTAINED

Normally Required

- a. Masonry walls that have not be previously painted should not be painted unless there are significant contrasts in the brick and mortar.
- b. Stucco or drivit surfaces to downtown buildings should not be added.

Recommended

- c. Colors should be selected to compliment the dominant existing colors of dark red and similar hues.

The new awning color is Sunbrella Walnut Tweed Style Number 4618-0000, which is a medium-deep taupe. This is in keeping with what is currently found in the downtown and will also coordinate well with the colors used on the building.

III. STAFF RECOMMENDATION

Staff recommends approval of this request. The proposed project generally meets the requirements set forth in the design review guidelines.

IV. DRAFT MOTION

I move that the Sumter Historic Preservation Design Review Committee approve HP-09-28, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report.

I move that the Sumter Historic Preservation Design Review Committee deny HP-09-28.

I move that the Sumter Historic Preservation Design Review Committee enter an alternative motion.

V. HISTORIC PRESERVATION DESIGN REVIEW – JANUARY 28, 2010

The Sumter Historic Preservation Design Review Committee at its meeting on Thursday, January 28, 2010, voted to approve this request, in accordance with the materials, photographs, and construction details submitted and referenced in the Staff Report.